



DEPARTMENT OF PLANNING AND BUILDING

Promoting the Wise Use of Land – Helping to Build Great Communities

Date: December 22, 2015

To: Planning Commission

From: Brian Pedrotti, Project Manager

Subject: Continued item - Janneck Limited (Laetitia) Tentative Tract Map and Conditional Use Permit / SUB2003-00001 & DRC2003-00001

On October 29, 2015, the Planning Commission continued the hearing for the above-referenced item to January 14, 2015.

At the hearing on October 29, 2015, the Planning Commission conducted a straw vote, the results of which were to direct staff to return in January with findings and conditions for approval of a reduced agricultural cluster subdivision of 83 residential parcels consistent with the Applicant Proposed Alternative 2, eliminating 19 residential parcels within Sub-Cluster E. In addition, the Planning Commission directed staff to eliminate Well 11 for domestic use. The Planning Commission will reconvene and hear the item on January 14, 2015. The applicant has submitted a revised tract map based on recommendation of the Planning Commission, and staff has drafted recommended findings and conditions of approval for the project, as well as CEQA Findings (see attached). Several critical items that may need additional discussion at the hearing are shown below.

Revised Tract Map

The applicant has submitted a revised tract map based on the recommendation of the Planning Commission, including elimination of 19 residential parcels in Sub-Cluster E, resulting in a total of 83 residential parcels (82 new residences and one existing estate residence). The revised map, however, still shows 85 residential parcels. The applicant has stated that they will submit a second revised map consistent with the Planning Commission recommendation of 83 residential parcels to be distributed at the January 14, 2016 hearing.

Cal Fire – Secondary Access

Based on discussions from previous hearings on the project, Battalion Chief Fire Marshall Laurie Donnelly of Cal Fire sent an e-mail to Planning on December 12, 2015 that expressed concerns with the potential of Cal Trans blocking or not allowing secondary access to the development at the proposed Highway 101 entrance of the Laetitia project. Per the request of Cal Fire, staff has added a condition that requires written verification from Cal Trans that any

approved secondary access road that enters/exits onto Highway 101 shall remain unimpeded in perpetuity.

Well 11

The Planning Commission directed staff to eliminate the use of Well 11 for residential project use. Following a review by the County's sub-consultant hydrogeologist, the project may become infeasible by the elimination of Well 11, as the well is needed to ensure that there are adequate water resources for the long-term supply for residential development. Per the Planning Commission direction, staff has modified the conditions to eliminate use of Well 11 for domestic purposes. However, the County hydrogeologist is currently reviewing alternative options, including expanding the timeframe when use of Well 11 would be prohibited in lieu of eliminating its use entirely.

Transportation and Circulation Fees

The applicant is requesting to enter into the South County Fee Circulation Area 1 to allow for a "fair-share" contribution for improvements required at the Thompson Road/Los Berros Road and Highway 101 interchange. County Public Works has included the full required improvements as conditions of approval, and any action to include the property into the South County Fee Circulation Area will require a subsequent action by the County Board of Supervisors.

Several items of correspondence were also received by staff after the October 29th hearing, and are attached to this memo (Attachment 5 – Correspondence received).

Please bring your staff report packet from August 13, September 10, and October 29, 2015.

If you have any questions regarding this matter, please contact Brian Pedrotti at (805) 788-2788 or bpedrotti@co.slo.ca.us.

Attachments:

1. Exhibit A – Tract Map Findings
2. Exhibit B – Tract Map Conditions
3. Exhibit C – Conditional Use Permit Findings
4. Exhibit D – Conditional Use Permit Conditions
5. Exhibit E – CEQA Findings
6. Exhibit F – Revised Tract Map
7. Exhibit G – Correspondance Received